

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 27, 2022 7:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

ATTENDANCE	TITLE	STATUS
Ed Wolf	Mayor	Present
Pamala Harrison-Bivin	Mayor Pro-Tem	Present
Joe Elliott	Commissioner	Present
Marco Flores	Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Cassandra Smith	Asst City Manager/CFO	Present
Joshua Bills	City Attorney's Office	Present
Susan Patterson	City Clerk	Present
Melanie Peavy	Development Services Dept	Present
Randall Parmer	Police Chief	Present
Mark Odell	Utility Director	Present
Jeremy Hockenbury	Public Works Director	Present
Amanda Salazar	Parks & Recreation Mgr.	Present

Mayor Wolf called the meeting to order, followed by Commissioner Bivins invocation and the Pledge of Allegiance.

2. Consent Agenda/Informational Items

The Consent Agenda Items a through b were voted on together. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

A. Expenditure Report

B. Budgeted Financial Items

1. Mimecast Renewal 2022
2. Wastewater Treatment Plant Reject Pond Cleaning for \$20,000.00
3. Purchase 30 Manhole Rings and Covers for \$15,000.00

3. Presentations and/or Proclamations

A. Proclaim the Month of July 2022 as Parks and Recreation Month

Mayor Wolf read the Proclamation proclaiming the Month of July 2022 as Parks and Recreation Month. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

4. Public Hearings - Timed

Mayor Wolf swore in Development Services Director Melanie Peavy and members of the audience.

A. AN 2204-002 Hydrologic Wildwood

Mayor Wolf read the title of Ordinance O2022-36. The applicant, Dan Karcher Construction, Inc, on behalf of the owner, 6083 Wildwood LLC, has submitted a voluntary annexation application for parcel G15-012. The property to be annexed totals 5 acres MOL and is located on E SR 44, approximately 0.8 miles east of S. Buena Vista Blvd. Second and Final Reading. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. AN 2205-003 Encounter Expansion

Mayor Wolf read the title of Ordinance O2022-37. The applicant, Bradley Werlin II, on behalf of the owner, Encounter Church FL, Inc., has submitted a voluntary annexation application for parcels D32A003, D32-158 & D32-057. The property to be annexed totals 7.2 acres MOL and is located on C 462, approximately 0.7 miles east of N US 301. Peavy stated that there had been a letter received today opposing the annexation. Second and Final Reading. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

C. AN 2205-001 TSG Development - Clay Drain

Mayor Wolf read the title of Ordinance O2022-42. The applicant, Michael Rankin, LPG URP, Inc., on behalf of the owners, James and Lynda Gough, has submitted a voluntary annexation application for parcel G17-014. The property to be annexed totals 20 acres MOL and is located on Clay Drain Road, approximately 0.5 miles east of N US 301. Second and Final Reading. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

D. CP 2112-001 Bellweather Multifamily

Mayor Wolf read the title of Ordinance O2022-39. The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Low-Density Residential (LDR) and Medium Density Residential (MDR) to Medium-High Density Residential (MHDR) for the parcels D08F005 & D08F003 on 42.74 acres MOL. Second and Final Reading. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green

AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green
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E. RZ 2112-001 Bellweather Multifamily

Mayor Wolf read the title of Ordinance O2022-41. The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from R-1 & R-3 to R-4 for the parcels D08F005 & D08F003 on 42.74 acres MOL. Second and Final Reading. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

F. CP 2203-004 WoodSpring Suites Oxford

Mayor Wolf read the title of Ordinance O2022-38. The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Commercial (Sumter County) to General Commercial (City) for the parcels D17-060 & D17-136 on 2.69 acres MOL. Second and Final Reading. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Elliott
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

G. RZ 2203-004 WoodSpring Suites Oxford

Mayor Wolf read the title of Ordinance O2022-40. The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Commercial (Sumter County) to General Commercial (City) for the parcels D17-060 & D17-136 on 2.69 acres MOL. Second and Final Reading. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins,

H. Second Amended and Restated Villages ARD Franchisees Ordinance

Mayor Wolf read the title of Ordinance O2022-43. This ordinance modifies and restates Ordinance No. O2017-23, Ordinance No. O2019-55, and Ordinance No. O2020-14 concerning the various utility franchise agreements that were awarded within The Villages development. Second and Final Reading. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

5. Public Forum - 4 minute time limit

Mary Wimberly praised the Wildwood Police Department and also stated there is speeding on Broken Oak Drive. Wimberly inquired about the recruitment of police officers and what were the city's plans for the number of people moving into the state and city. Wimberly also inquired about the fence at the retention pond. Chief Farmer and Public Works Director Jeremy Hockenbury responded to Wimberly after the meeting.

Gene Baker stated that things were better on the west side of Wildwood and that there was more police presence.

6. Ordinances First Reading Only (No Vote)

None.

7. Resolutions for Approval

A. Moratorium Outpatient Treatment

Mayor Wolf read the title of Resolution O2022-10. At a workshop on May 16, 2022, the City Commission directed staff to draft a resolution for a moratorium on new outpatient substance abuse treatment centers to allow time for the use to be included or addressed in a future revision/update to the City's Land Development Regulations. The update is expected to take approximately 12 months. Development Services Director Melanie Peavy stated that the moratorium would allow for more research on zoning and case law studies. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

8. Financial & Contracts & Agreements

A. Sumter Horizon LLC / Freedom Plaza - Modification of Developer's Agreement

Development Services Director Melanie Peavy presented a request for Sumter Horizon LLC / Freedom Plaza - modification to the Developer's Agreement. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Elliott
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. Wildwood Villages Apartments - Pioneering Agreement

Development Services Director Melanie Peavy presented a request for Wildwood Villages Apartments - Pioneering Agreement. Peavy stated that this had previously been Peppertree Apartments and that the water main extension had been needed for fire coverage and would provide future credits to the developer. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

C. Pay Application No. 1 for Downtown Municipal Parking Lot in the Amount of \$64,536.30

Development Services Director Melanie Peavy presented a request for Downtown Municipal Parking Lot Pay Application # 1. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Flores
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

D. Owner Direct Purchase Control Panel & Equipment for Ashley WTP Well 2 for \$65,680.00

Utility Director Mark Odell presented a request for Owner Direct Purchase of Control Panel and Equipment for the Ashley WTP Well #2. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

E. Sanitary Gravity Sewer Pipe Lining for Jackson Street for \$204,898.00

Utility Director Mark Odell presented a request for Sanitary Gravity Sewer Pipe Lining for Jackson Street. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

F. City Hall HVAC Renovation Pay App #3 in the Amount of \$150,602.15

Public Works Director Jeremy Hockenbury presented a request for City Hall HVAC Pay App # 3. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

G. City Hall HVAC Renovation Pay App #4 in the Amount of \$58,274.10

Public Works Director Jeremy Hockenbury presented a request for City Hall HVAC Pay App # 4. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

9. General Items for Consideration/Discussion and Other Business

A. Code Enforcement - Request for Lien Release - 401 Martin Luther King Jr., Avenue

Development Services Director Melanie Peavy presented a request for a Code Enforcement Release of Lien on 401 Martin Luther King Jr. Avenue. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. Use of Fourth Street Outreach Center

City Manager Jason McHugh presented a request for the use of the Fourth Street Outreach Center. McHugh has negotiated an arrangement with Gene Baker so that his organization may operate out of the building on Tuesday and Thursday afternoons to provide community services. Mr. Baker leads S.P.I.R.I.T. AND L.O.V.E. Outreach Ministries, a 501(c)(3) non-profit organization whose vision is to bring positive change to the community. McHugh stated that it would be on a trial basis for a period of six months. McHugh stated that there is a liability risk but no different than renting it out to other individuals. No comments were offered or received. Vote 5-0.

RESULT:	Passed
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

10. Appointments

None.

11. City Manager Reports

A. Construction Projects Update

City Manager Jason McHugh presented the Construction Update. McHugh also mentioned that Senate Bill 620 had been vetoed by the Governor. McHugh stated that Sumter County Property Appraisers Office had notified the city of the new rollback millage rate of 2.8684. McHugh stated that currently, the city's millage rate is 3.2478. McHugh also wanted to congratulate Commissioner Bivins, Commissioner Flores, and Mayor Wolf for running unopposed in the November elections.

12. Other Department Reports

A. Utility Department Quarterly Report January-March 2022

13. Commission Members Reports

Commissioner Elliott gave an update on the Wildwood Business Coalition's efforts. Commissioner Flores mentioned the fireworks and free concert on Saturday presented by the T & D Family of Companies and Galaxy Home Solutions. Flores also mentioned the fireworks display on Sunday.

14. City Attorney Reports

None.

15. Adjournment

The meeting adjourned at 7:40 p.m. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

Upcoming Events

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: _____
Susan Patterson, City Clerk

BY: _____
Ed Wolf, Mayor